

SHEET INDEX	
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3	SCHEMATIC GRADING AND SEDIMENT CONTROL PLAN

PRELIMINARY EQUIVALENT SKETCH PLAN

EMERSON

SECTION 2, PHASE 2

A RESUBDIVISION OF PARCEL B-1 (PLAT#15455)

LOTS 1 THRU 63

OPEN SPACE LOT 64

ZONED PEC-MXD-3

TAX MAP No. 47

SIXTH ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

NAD83' COORDINATE TABULATION		
Number	Northing	Easting
2001	537192.91	1352672.29
2002	536804.07	1351966.17
2016	536965.57	1352591.71
2017	536972.52	1352627.2
2021	536696.40	1352037.49
2022	536737.15	1351926.17
2023	536509.09	1352246.51
2024	536567.43	1352307.16

ROAD CLASSIFICATION CHART		
ROAD NAME	CLASSIFICATION	R/W WIDTH
ROAD 'A'	PUBLIC ACCESS PLACE	40'
ROAD 'B'	PUBLIC ACCESS PLACE	40'

STREET LIGHT CHART			
STREET NAME	STATION	OFF-SET	FIXTURE/POLE TYPE
ROAD 'A'	2+65.04	2' L	100-WATT "TRADITIONAL" HPS, VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
ROAD 'A'	LP. STA. 1+54.79	3' L	100-WATT "TRADITIONAL" HPS, VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.
ROAD 'B'	2+65.04	17' L	100-WATT "TRADITIONAL" HPS, VAPOR FIXTURE POST TOP FIXTURE MOUNTED ON A 14-FOOT BLACK FIBERGLASS POLE.

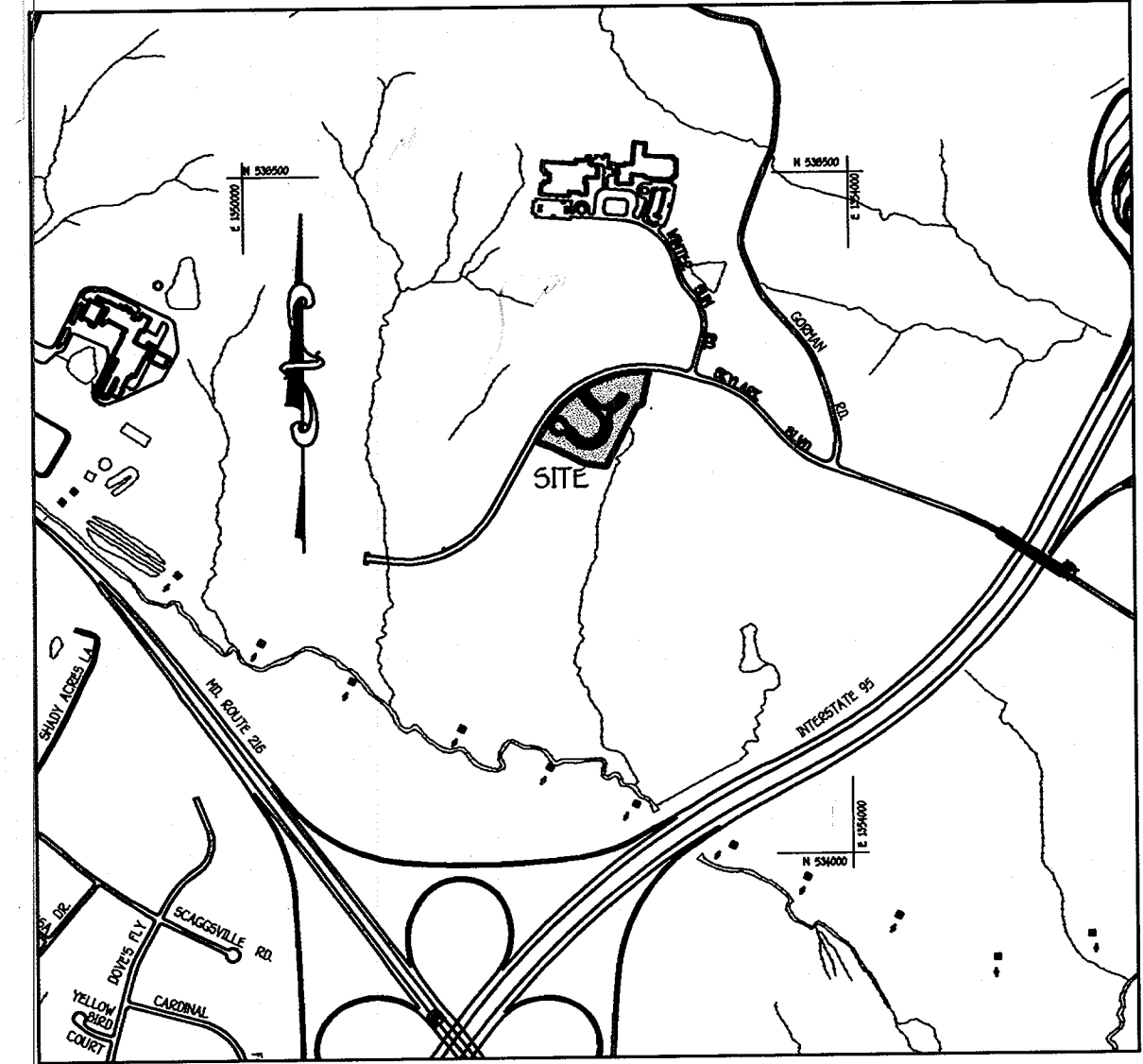
Site Analysis Data Chart

- GENERAL SITE DATA
 - PRESENT ZONING: PEC-MXD-3
 - APPLICABLE DPZ FILE REFERENCES: ZB-979M (REZONING), PB-339, PB-359, 5-99-12, P-00-15, F-01-136, F-01-137, F-01-145, F-02-167
 - PROPOSED USE OF SITE OR STRUCTURES: SINGLE FAMILY ATTACHED PROPOSED WATER AND SEWER SYSTEMS: PUBLIC AND PRIVATE
- AREA TABULATION
 - GROSS SITE AREA 6.03 AC. +
 - AREA OF PROPOSED SFA LOTS: 3.29 AC. +
 - PROPOSED OPEN SPACE LOTS: 1.71 AC. +
 - AREA OF PROPOSED PUBLIC ROADS: 0.90 AC. +
- RESIDENTIAL UNIT/LOT TABULATION
 - NUMBER OF SFA RESIDENTIAL UNITS/LOTS PROPOSED: 63
 - TOTAL NUMBER OF OPEN AREA LOTS PROPOSED: 1

GENERAL NOTES

- OPEN SPACE AREAS MAY CONTAIN ACTIVE RECREATION FACILITIES AS ALLOWED IN THE APPROVED DEVELOPMENT CRITERIA.
- SKYLARK BOULEVARD IS A DESIGNATED TRANSIT ROUTE.
- TOPOGRAPHICAL INFORMATION ON EMERSON SECTION 2 WAS OBTAINED THROUGH AERIAL PHOTOGRAPHY DURING THE SUMMER OF 1998.
- BOUNDARY SHOWN IS SURVEY BY DMW JUNE, 1999.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- PROPOSED WATER SYSTEM IS BOTH PUBLIC AND PRIVATE.
- PROPOSED SEWER SYSTEM IS BOTH PUBLIC AND PRIVATE.
- EXISTING UTILITIES ARE BASED ON PLANS OF RECORD.
- THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIS PROPERTY.
- PHASING FOR THIS PROJECT IS IN ACCORDANCE WITH THE DECISION AND ORDER FOR ZONING CASE: ZB-979 M AND THE DECISION AND ORDER FOR PB-339 (COMPREHENSIVE SKETCH PLAN 5-99-12).
- ON SEPTEMBER 3, 1998, THE ZONING BOARD GRANTED APPROVAL OF ZB-979 M FOR THE PRELIMINARY DEVELOPMENT PLAN AND DEVELOPMENT CRITERIA FOR 516.9 ACRES OF LAND RE-ZONED AS PEC-MXD-3 AND R-SC-MXD-3.
- PB CASE 339 GRANTED APPROVAL TO THE COMPREHENSIVE SKETCH PLAN, 5-99-12, ON JULY 1, 1999 SUBJECT TO: 1. COMPLIANCE WITH STAFF COMMENTS; 2. PROVISION OF ADDITIONAL LANDSCAPING ALONG THE FRONT AND REAR OF HOMES ON ROAD 'A'; AND 3. PROVISION OF ADDITIONAL LANDSCAPING ALONG THE REARS OF HOUSES BACKING ONTO OPEN SPACE.
- DEVELOPMENT FOR THIS PHASE WILL BE DONE IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA APPROVED WITH COMPREHENSIVE SKETCH PLAN 5-99-12 (PB-339).
- THE STORMWATER MANAGEMENT FACILITY IS PROVIDED BY F-01-136.
- ALL COMMON OPEN AREA AND HOA LOTS WILL BE OWNED BY THE EMERSON HOMEOWNERS ASSOCIATION.
- THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS ON THIS SITE.
- FOR PRIVATE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE ROAD RIGHT OF WAY LINE.
- THE PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
- THE APPO/TRAFFIC STUDY PROVIDED UNDER 5-99-12 AND AS RE-APPROVED UNDER PB-339.
- THE FOREST STAND DELINEATION AND WETLANDS ANALYSIS PROVIDED UNDER 5-99-12.
- NOISE STUDY PROVIDED UNDER 5-99-12.
- LANDSCAPING TREES AND STREET TREES WILL BE SHOWN ON THE FINAL ROAD CONSTRUCTION PLANS AND SITE DEVELOPMENT PLANS.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND AND STREAM BUFFERS OR FOREST CONSERVATION EASEMENTS.
- HOWARD COUNTY CONTROL STATIONS:

47E4	N 535046.153
	E 1352543.224
	ELEV. 330.1999
47G2	N 532938.9642
	E 1351224.0550
	ELEV.364.210'
- WATER QUALITY AND STORMWATER MANAGEMENT HAS BEEN PROVIDED IN SECTION 2 PHASE 1 B ON OPEN SPACE LOT 173 PER F-01-137.
- OPEN SPACE LOT 64 TO BE DEDICATED TO HOME OWNERS ASSOCIATION.
- FOREST CONSERVATION OBLIGATIONS FOR THIS AREA OF THE EMERSON MXD PROJECT WERE ADDRESSED UNDER F-01-137.
- GARAGES MAY NOT BE CONVERTED TO LIVING AREA UNLESS ADEQUATE PARKING IS MAINTAINED.
- STREET LIGHTS WILL BE REQUIRED IN THE DEVELOPMENT IN ACCORDANCE WITH THE DESIGN MANUAL. STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SELECTED SHALL BE IN ACCORDANCE WITH THE LATEST HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)". THE JUNE 1993 POLICY INCLUDES GUIDELINES FOR LATERAL AND LONGITUDINAL PLACEMENT. A MINIMUM OF 20' SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND A TREE.



VICINITY MAP
SCALE: 1" = 1200'

Emerson Sections 2 & 3 (MXD) - Overall Development Tracking Chart

June 3, 2002

Section and Phase	File Reference Number	Gross Acreage	SFD Ac. (%) (A)	Other Res. Ac. (%)	Employment Ac. (%)	Open Space Ac. (%)	SFD Units	SFD Density @	Other Res. Units (SFA/Apt/Condo)	Other Res. Density (D)
2/1A	F-01-136	8.4	3.6 (43%)	-	-	4.8 (57%)	-	-	80	10 D.U./Ac.
2/1B	F-01-137	97.8	49.7 (50.8%)	8.0 (8.2%)	-	40.1 (41%)	160	3 D.U./Ac.	120	9.4 D.U./Ac.
2/2		12.7	- 0 -	12.7	-	-	-	-	120	8.8 D.U./Ac.
2/3		18.5	- 0 -	13.6	-	-	-	-	-	-
3/1	F-02-131	69.5	- 0 -	- 0 -	22.1	47.4 (68.2%)	-	-	-	-
2/4	P-01-25	44.5	27.3 (61.3%)	- 0 -	-	17.2 (38.7%)	120	4.4 D.U./Ac.	-	-
TOTAL		251.4	80.6 (32.1%)	34.3 (13.6%)	22.1 (8.8%)	114.4 (45.5%)	280		320	
				Max. Res. Units Proposed		Max. Res. Units Allowed				
Overall Density Tabs	(E) Proposed	(B) Allowed	Land Use Acreages		Proposed	Allowed	SFD	ZB 979 M	S-99-12	
Overall SFD Density	3.5	3.8	SFD		80.6	117	280	450 (37.5%)	395 (34.5%)	
Overall OR Density	9.3	12.1	OR		34.3	62		500 (41.7%)	500 (43.7%)	
Overall Project Density	2.32	2.32	EMP		22.1	154.9	320	250 (20.8%)	250 (21.8%)	
			Open Space		114.4	183				
			TOTAL		251.4	516.9	600	TOTAL	1200	1145

- (A) SFD acreage includes Common Open Areas (COA Lots).
- (B) Overall allowed density based on maximum number of units allowed per ZB 979 M and Max. Allowed Land Use Acreages.
- (C) Max. density for any individual SFD area is 5.0 units/acre.
- (D) Max. density for an individual OR area is 20.0 units/acre.
- (E) Proposed density tabulations are shown for informational purposes only. The proposed density tabs are based on proposed land use acreages. Those tabulations will be reconciled against the maximum density tabs with the last
- Note: This chart reflects the current information for this project at the time of recordation of this plat or approval of this plan. For current information, refer to the most recently recorded plat or approved plan.

PARKING REQUIREMENTS

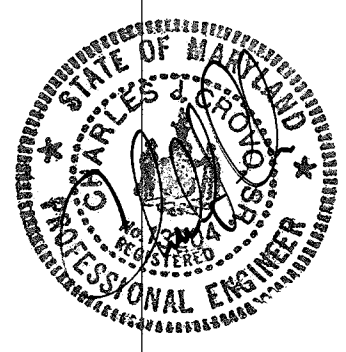
LAND USE	MINIMUM PARKING REQUIRED	PARKING PROVIDED
RESIDENTIAL (2 / UNIT)	126	145

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

[Signature]
PLANNING DIRECTOR
DATE: 10/28/02

NOTE: TWO OF THE INITIAL 80 TENTATIVE HOUSING UNIT ALLOCATIONS RESERVED FOR PARCEL 'A' (PLAT#15208) WERE SHIFTED TO PARCEL 'C', EMERSON 2/2 (PLAT#15388) WHEN THE PHASE 2 PLAT WAS RECORDED. PARCEL 'A' WAS LEFT WITH 34 TENTATIVE HOUSING UNIT ALLOCATIONS, AND PARCEL 'C' HAD 96 TENTATIVE HOUSING UNIT ALLOCATIONS. THE RESUBDIVISION PLAN (F-02-167) TOOK PREVIOUS PARCEL 'A' (EMERSON 2/1B) AND PARCEL 'B' (EMERSON 2/2) AND CREATED NEW PARCELS A-1 AND B-1. THE RESUBDIVISION PLAN FOR PARCEL A-1 (S-02-10) ONLY PROPOSED 48 UNITS, LEAVING 30 EXCESS TENTATIVE HOUSING UNIT ALLOCATIONS (78-48=30). WITH F-02-167, TWENTY NINE (29) OF THOSE EXCESS UNIT ALLOCATIONS WERE SHIFTED TO PARCEL B-1, FOR A TOTAL OF 63 (30+29=59) UNIT ALLOCATIONS ON THAT PARCEL, AND 1 UNIT ALLOCATIONS WAS SHIFTED TO PARCEL C, EMERSON 2/2, FOR A TOTAL OF 89 UNIT ALLOCATIONS (80+9) ON THAT PARCEL.

PRELIMINARY EQUIVALENT SKETCH PLAN
EMERSON
SECTION 2, PHASE 2
A RESUBDIVISION OF PARCEL B-1 (PLAT#15455)
LOTS 1 THRU 63
OPEN SPACE LOT 64
ZONED PEC-MXD-3 5-99-12
TAX MAP 47 PARCEL 837 GRID 7 AND 8
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' SEPTEMBER 16, 2002
SHEET 1 OF 3



DEVELOPER
Ryland Homes
7250 Parkway Drive
Suite 500
Hanover, Md. 21076
410-977-1945

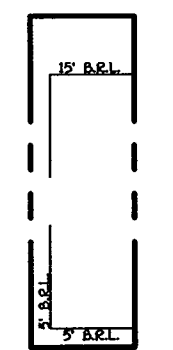
OWNER
Howard Research & Development Corp.
10275 Little Patuxent Parkway
Columbia, Md. 21044



**SCHEDULE A
PERIMETER LANDSCAPE EDGE**

CATEGORY	PERIMETER EDGE								
	P-1	P-2	P-3	P-4	P-5	P-6	P-7	P-8	P-9
LANDSCAPE TYPE	C	E	C	C	E	C	B	N/A	B
LINEAR FEET OR ROADWAY FRONTAGE/PERIMETER	117	102	198	199	80	143	225	643	493
CREDIT FOR EXISTING VEGETATION (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	-	-	-	-	-	-	-	-	-
CREDIT FOR WALL, FENCE OR BERM (YES, NO LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	-	-	-	-	-	-	-	-	-
NUMBER OF PLANTS REQUIRED									
SHADE TREES	3	3	10	10	3	4	4	-	10
EVERGREEN TREES	6	-	-	-	-	-	7	-	12
SHRUBS	-	26	-	-	-	-	-	-	-
NUMBER OF PLANTS PROVIDED									
SHADE TREES	-	-	-	-	-	-	-	-	-
EVERGREEN TREES	-	-	-	-	-	-	-	-	-
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-	-	-	-
SHRUBS (10:1 SUBSTITUTION) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-	-	-	-	-	-

NUMBER	ROAD NAME	STA. TO STA.	RADIUS	LENGTH	DELTA	TANGENT	CHORD
1	ROAD 'A'	0+01.19 TO 2+01.80	299'	120.61	23°29'30"	61.15	543°59'17"E 113.77'
2	ROAD 'A'	2+01.80 TO 3+01.81	125'	180.12	63°33'35"	105.74	54°05'14"E 181.93'
3	ROAD 'A'	3+07.91 TO 6+28.56	120'	240.64	114°53'56"	198.00	N84°38'31"E 202.30'
4	ROAD 'A'	6+28.56 TO 6+62.89	112'	34.33	17°33'47"	17.30	N46°41'24"W 34.20'
5	ROAD 'B'	1+14.14 TO 1+03.42	110'	69.28	36°09'13"	35.83	N37°05'23"E 68.14'
6	ROAD 'B'	2+06.35 TO 2+46.10	75'	39.75	30°22'13"	20.36	N08°04'52"W 39.29'



TYPICAL BUILDING RESTRICTION LINE DETAIL
SCALE: 1" = 50'

SETBACK SUMMARY CHART

FRONT	5
SIDE (END UNITS)	5
REAR	15
FRONT TO FRONT	30
BACK TO BACK	50
FRONT TO BACK	50
ALL OTHER ORIENTATIONS	15

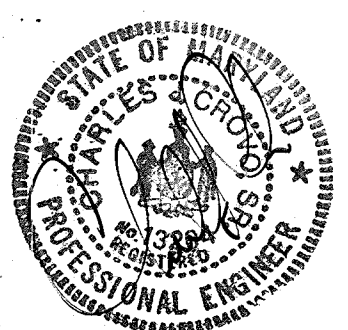
PLANNING BOARD APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED TO DEVIATE FROM THESE SETBACKS

TENTATIVELY APPROVED
DEPT. OF PLANNING AND
ZONING OF
HOWARD COUNTY

Paul H. [Signature] 10/28/02
PLANNING DIRECTOR DATE

PRELIMINARY EQUIVALENT SKETCH PLAN
EMERSON
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HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' SEPTEMBER 16, 2002
SHEET 2 OF 2

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLSWORTH CITY, MARYLAND 21036
410-661-2555



DEVELOPER
Ryland Homes
7250 Parkway Drive
Suite 520
Hanover, Md. 21076
410-977-4945

OWNER
Howard Research & Development Corp.
10275 Little Patuxent Parkway
Columbia, Md. 21044

